



## Furze Road, Rudgwick

Guide Price £485,000

# Furze Road

Rudgwick, Horsham

A well-presented **three-bedroom semi-detached family home**, quietly positioned within the sought-after village of **Rudgwick**, benefitting from a **generous rear garden** and a discreet setting. Arranged over two floors, the property offers a well-balanced blend of living and bedroom space and is ideally located for access to **surrounding countryside, the Downs Link, and Horsham town centre**.

The ground floor comprises a welcoming reception hallway leading to a **spacious front-facing living room** featuring an attractive fireplace. To the rear, there is a **separate dining room** which flows through to a **light and bright sunroom**, enjoying views over the garden and providing direct access via double doors.

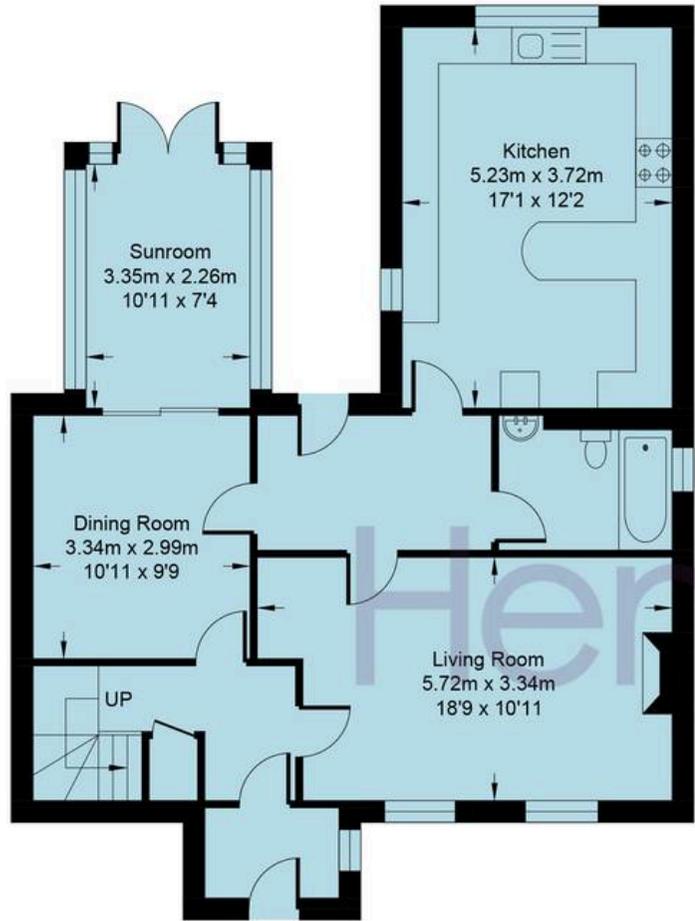
The **large rear-aspect kitchen** is fitted with a range of wall and base units with contrasting work surfaces and incorporates a **breakfast bar**, creating a practical and sociable space. A **ground floor bathroom** completes the accommodation on this level.

To the first floor, the **principal bedroom** enjoys an outlook over the rear garden and benefits from a fitted cupboard. There are **two further well-proportioned bedrooms**, along with a **family shower room** fitted with a white suite, low-level WC, and vanity sink unit. The rear garden is set in a rural position with a substantial rear garden, ideal for family life and outdoor entertaining.

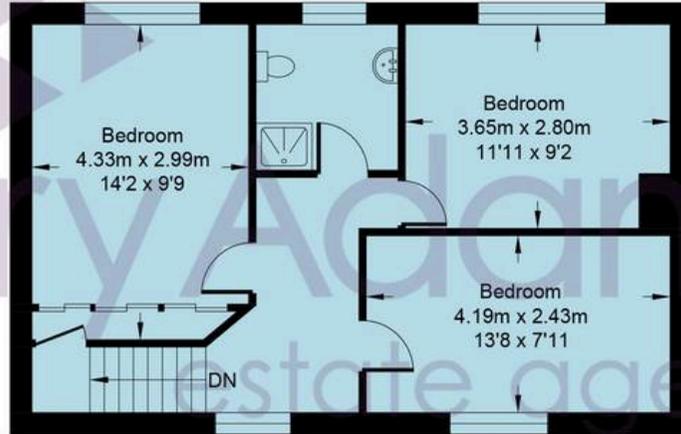
Rudgwick is a popular West Sussex village on the



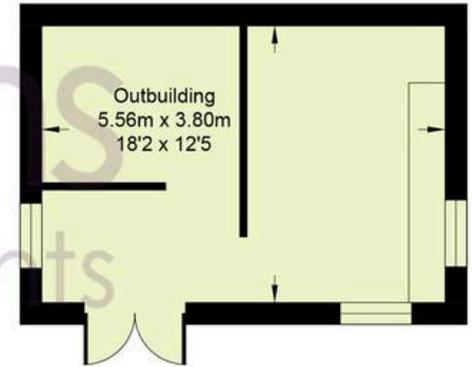




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

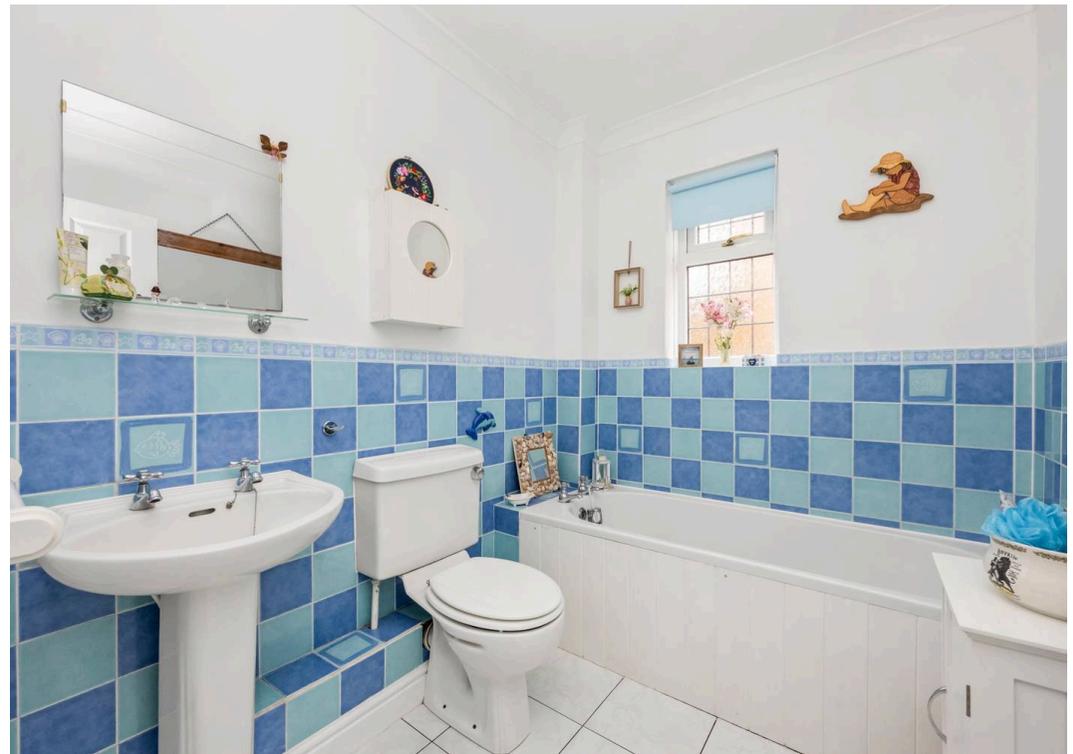
## Furze Road

Approximate Area = 1330 sq ft / 123.6 sq m

Outbuilding Area = 227 sq ft / 21.1 sq m

Total = 1557 sq ft / 144.7 sq m

For identification only - not to scale



Rudgwick is a popular West Sussex village on the border with Surrey. Local amenities include a Co-op store, and post office, doctor/dental surgeries hairdressers, chemist, Firebird brewery, The Milk Churn and a great local pub in the Fox. It's also on the doorstep on the downs link, a 35 mile trail that links Guildford to the north through to the coast to the south. The village has a primary school and Pennthorpe Preparatory as well as a wider choice of good state and private schools within easy reach. The large and vibrant village of Cranleigh is just 5 miles away for an excellent range of shops, restaurants and leisure facilities. Further services including mainline trains to London are available in nearby Horsham (6 miles) or Guildford (12 miles).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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